

RESOLUTION #36

**ON-SITE CONSTRUCTION AND SAFETY CODES FOR MOTELS, HOTELS
AND MULTI-FAMILY DWELLINGS IN THOSE AREAS OF THE STATE WHERE NO
SUCH STANDARDS EXIST**

**BE IT RESOLVED BY THE STATE HOUSING BOARD OF THE STATE
OF COLORADO;**

THAT PURSUANT TO §24-32-3301 et seq, C.R.S. as amended, the State Housing Board of the State of Colorado (the "Housing Board") repeals and readopts Resolution #36; and

THAT PURSUANT TO §24-32-3301 et seq, C.R.S. as amended, the State Housing Board adopts the nationally recognized codes as cited in SCHEDULE "A" as the "Colorado Construction Safety Code for hotels, motels, and multi-family dwellings built in areas of the state where no such standards exist including the renovation of dwelling units that are the Division of Housing responsibility"; and

THAT PURSUANT TO §24-32-3301 et seq, C.R.S. as amended, the State Housing Board states the basis and purpose of these rule changes is to update the current minimum construction and safety code for "hotels, motels, and multi-family dwellings in areas of the state with no local building codes"; and

The State Housing Board states that these rules do not include later amendments to or editions of the nationally recognized code; and

The Colorado Housing Board repeals and readopts these rules and regulations to be administered and enforced by the Colorado Division of Housing (the Division of Housing).

RULES AND REGULATIONS

Section 1: SCOPE

Every hotel, motel, and multi-family dwelling, in areas of the state with no local building codes, that is constructed or renovated after the effective date of these regulations must be inspected and have a building permit and certificate of occupancy issued by the Division of Housing, certifying that the unit is constructed in compliance with the standards adopted in Schedule "A," which is incorporated herein and made a part of these Rules and Regulations by reference, and all other requirements set forth by this resolution.

The State Housing Board states that the Program Manager, Housing Technology and Standards Section, Colorado Division of Housing, 1313 Sherman Street, Room 518, Denver, Colorado 80203, will provide information regarding how the nationally recognized code may be obtained or examined. Incorporated material may also be examined at any state public library.

Section 2: DEFINITIONS

- (1) "CERTIFICATE OF OCCUPANCY" is a certificate stating at the time of issuance the structure was built in compliance with all applicable codes and construction standards as adopted by the State Housing Board.
- (2) "CORRECTION NOTICE" is a notice indicating that a structure contains non-compliance(s) to the adopted code that is not life threatening, but may require correction prior to sign off of specific inspection requested.
- (3) "EQUIPMENT" means all materials, appliances, devices, fixtures, fittings and apparatus used in the construction, plumbing, mechanical and electrical systems of a structure.
- (4) "INTERIM CHANGE" means any change made between the approval date and the expiration date.
- (5) "MULTI-FAMILY" means a structure containing three or more dwelling units or a bed and breakfast dwelling that has six or more guest rooms.
- (6) "PLAN" is a specific design of a hotel, motel, or multi-family dwelling designed by the owner/developer, which is based on size, floor plan, method of construction, location arrangement and sizing of plumbing, mechanical or electrical equipment and systems therein in accordance with plans submitted to the Division of Housing.

- (7) "STRUCTURE" means a hotel, motel, or multi-family dwelling structure that shall comply with these rules and regulations.

Section 3: PLAN APPROVAL

- (1) All owner/developers shall make application to the Division of Housing for plan approval prior to construction.
- (2) Applications shall be made on forms supplied by the Division of Housing:
- A. Submittal for approval of specifications and plans shall meet or exceed the minimum requirements as specified by the Division of Housing.
 - B. All applications submitted shall be stamped by an architect and/or engineer.
- (3) The Division of Housing will grant or deny approval within twenty (20) working days of the receipt of complete submittal and with the required number of copies.
- A. If a complete application, specifications and plans are not submitted within one hundred twenty days of the original application date, the application shall expire.
 - B. Expired applications must be resubmitted as new applications with new application forms and submittals.
- (4) Approved plans and specifications shall be evidenced by the stamp of approval of the Division of Housing. One approved copy shall be returned to the owner/developer and shall be retained at the job site. An additional approved copy shall be kept on file with the Division of Housing. Interim changes, additions, or deletions will not be acceptable without prior approval of the Division of Housing.

Section 4: APPLICATIONS

- (1) All structures, as defined above, which are constructed or renovated in areas of the state with no local building codes must have a plan approved by the Division of Housing.
- (2) Plan approvals are granted to an owner/developer for a specific site location and are not transferable to other locations.

- (3) Approved copies of the specifications and plans shall be kept on the job site by the owner/developer for the purpose of construction and inspection by Division of Housing inspectors.
- (4) The granting of plan approvals shall not be construed to be a permit or approval of any violation of the provisions of these regulations. All structures shall be subject to field inspection. The approval of the plans shall not prevent the Division of Housing from requiring the correction of errors in the plans or the structure when in violation of these regulations.

Section 5: BUILDING PERMIT

The Division of Housing will issue a building permit upon approval of application. The owner/developer may begin construction upon receipt of the building permit.

Section 6: INTERIM CHANGES

- A. Interim changes shall be required where the owner/developer proposes a change in plumbing, heating, electrical, and/or fire life safety systems. Such changes shall become part of the approved plan unless the Division of Housing requires a total new design package. If determined a new design is necessary, the interim change shall be processed as a new application.
- B. When amendments to these regulations require changes to be made to an approved plan, the Division of Housing shall notify the owner/developer of the requirement and shall allow them reasonable time to submit revised plans for approval.

Section 7: ON-SITE INSPECTIONS

- A. The Division of Housing shall conduct on-site inspections of all structures that are constructed or renovated in areas of the state with no local building codes. All structures shall be inspected per the requirements of the codes listed in Schedule A.

Section 8: EXPIRATION DATES

- A. Each plan approval shall remain in force and effect as outlined in the Uniform Building Code.

Section 9: POSTED STRUCTURES

- A. Whenever an inspection reveals that a structure fails to comply with any provision of these rules and regulations, the Division of Housing shall post such a structure with a Stop Work Order (life threatening violation).
 - (1) When a structure is posted with a Stop Work Order, the Division of Housing will notify the owner/developer that the structure contains a violation(s).
 - (a) No work shall be continued on a structure until all violations are corrected.
 - (b) Within ten (10) working days, the owner/developer shall notify the Division of Housing of the action taken to correct the violation(s).
 - (c) All structures that are corrected shall be reinspected to assure compliance with the codes and regulations.
 - (B) Stop Work Orders shall be removed only by an authorized representative of the Division of Housing.

Section 10: CERTIFICATE OF OCCUPANCY

A Certificate of Occupancy shall be issued by the Division of Housing certifying that at the time of issuance the structure was built in compliance with the State Housing Board requirements.

Section 11: REVOCATION OF BUILDING PERMIT

- A. The State Housing Board may revoke a Building Permit after notice and hearing pursuant to Section 24-4-104 & 24-4-105, C.R.S., whenever a owner/developer has violated any provision of these regulations or when a permit was granted in error, on the basis of incorrect information supplied by the applicant.
- B. Judicial review of Building Permit revocation actions shall be governed by Section 24-4-106, C.R.S.

Section 12: DENIAL OF BUILDING PERMIT

- A. The Division of Housing may deny an application for a Building Permit if plans are in violation of Schedule “A”.
- B. The Division shall promptly notify the applicant of the denial, revocation or condition imposed. The applicant may, within 60 days following such action, request a hearing before the State Housing Board. If requested, a hearing shall be conducted pursuant to Section 24-4-105, C.R.S. Thereafter, the final decision of the State Housing Board shall be subject to judicial review in accordance with Section 24-4-106, C.R.S.

ATTEST:

William Timmermeyer, Director
Colorado Division of Housing

Rick Padilla, Chairperson
Colorado State Housing Board

Date

Date

SCHEDULE "A"

The State Housing Board adopts the following nationally recognized codes as the:

"Colorado Construction Safety Code for On-Site Construction and Safety Codes For Motels, Hotels, And Multi-Family Dwellings In Those Areas Of The State Where No Such Standards Exist"

Shall be:

Uniform Building Code Volumes I, II and III - 1997 Edition

Uniform Mechanical Code - 1997 Edition (ICBO)

Uniform Plumbing Code - 1997 Edition (IAPMO)

National Electric Code - 1999 Edition.

Model Energy Code - 1993 Edition

AMENDMENTS:

The following amendments by addition, deletion, revision and exceptions are made to the **Uniform Building Code 1997 Edition.**

2. Section 108.3 is amended to read: **Inspection Requests.** It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The Division of Housing may require that every request for inspection be filed at least four (4) working days before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.

It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work.

3. Section 1607.5 – Snow load - is amended to include: The 15% adjustment for wood and mechanical fastening for duration, as for snow, may **not** be taken when the snow load is 65 lb. Per sq. Ft. or above.
4. Section 1614 is amended to read: Snow load design criteria will be in accordance with a pamphlet entitled; 1989 Survey of Colorado Building Departments, prepared by the Structural Engineers Association of Colorado (printed June 1989).

5. Appendix Chapter 13: Section 1302.2 is amended to read: "Code for Energy Conservation in new building construction shall be designed to comply with the requirements of the Model Energy Code, Council of American Building Officials (CABO) 1993 Edition" and Attachments A and B:
 - A. "Elevation, Latitude and Degree Days for Colorado Cities and Towns".
 - B. "Design Temperatures for Colorado Cities and Towns".